

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Osler Medical Center, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section... 41.1c (3) to permit 2 signs 75 square feet instead of the permitted 25 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

25 square feet is inadequate for properly identifying the Osler Medical Center in a professional type of individual letter signing. For the building sign elevation and the distance of the building from Osler Drive the 16" individual letter sign copy is recommended for proper visibility. Properly spaced this size letter accounts for (50) sq. ft.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., up to the amount of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Dr. Bernard S. Kleiman, M.D.  
Address: Osler Medical Center  
Petitioner's Attorney: John W. Hession, III  
Protestant's Attorney: John W. Hession, III

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1980, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S of Osler Dr., 1300'  
N of Stevenson Lane, 9th District : OF BALTIMORE COUNTY  
OSLER MEDICAL CENTER : Case No. 81-23-A  
CONDOMINIUM, Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1980, a copy of the foregoing Order was mailed to Dr. Bernard S. Kleiman, Chairman of Board of Directors, Osler Medical Center, 7600 Osler Drive, Towson, Maryland 21204, Petitioner.

John W. Hession, III

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S of Osler Drive, 1300'  
N of Stevenson Lane, 9th District : OF BALTIMORE COUNTY  
OSLER MEDICAL CENTER, Petitioner : Case No. 81-23-A (Item 234)

## ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of July 28, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1980, a copy of the foregoing Order for Appeal was mailed to Dr. Bernard S. Kleiman, Osler Medical Center, 7600 Osler Drive, Towson, Maryland 21204; Mr. James Nickels, Belsinger Sign Works, 1300 Bayard Street, Baltimore, Md. 21230; and Mrs. Kay Turner, 618 W. Chesapeake Avenue, Towson, Maryland 21204.

John W. Hession, III

RE: PETITION FOR VARIANCE : BEFORE  
W/S Osler Drive, 1300' : COUNTY BOARD OF APPEALS  
N of Stevenson Lane :  
9th District :  
OSLER MEDICAL CENTER, : OF  
Petitioner : BALTIMORE COUNTY  
Case No. 81-23-A (Item 234)

## OPINION

This case comes before this Board on appeal from a decision by the Deputy Zoning Commissioner dated July 28, 1980, granting the requested variance to permit two (2) signs totaling 75 square feet, instead of the permitted 25 square feet.

At the time the requested variance was granted, the property was zoned DR 16. Since that time, Bill 167-80 has been enacted, which changes the zoning to O1. Under O1 zoning, the area of a permitted sign is designated as 2 square feet of sign area for every thousand square feet of building space. Since this building contains 48 thousand square feet, the permitted sign could contain 96 square feet. The requested variance is for a sign of 75 square feet. Since the requested sign would now be a legitimate permitted use, the Board will affirm the Order of the Deputy Zoning Commissioner granting the requested variance and permitting one sign containing 75 square feet mounted on the facade of the building, as shown in Petitioner's Exhibit #1. The Board will also order that the existing sign on ground level at the entrance, as shown on People's Counsel Exhibit A, be removed. For reasons stated in the above Opinion, the Board will affirm the Order of the Deputy Zoning Commissioner granting the requested variance with restrictions.

Osler Medical Center  
Case No. 81-23-A

## ORDER

For reasons set forth in the foregoing Opinion, it is this 24th day of June, 1981, by the County Board of Appeals, ORDERED that the board will AFFIRM the Order of the Deputy Zoning Commissioner granting the requested variance with the following restrictions:

- (1) Sign to contain 75 square feet and be mounted directly on the building facade as shown in Petitioner's Exhibit #1.
- (2) Existing ground level sign as shown on People's Counsel Exhibit A to be removed.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hession, III  
William T. Hession, III, Chairman

John A. Miller  
John A. Miller

Patricia Phipps  
Patricia Phipps

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dr. Bernard S. Kleiman, M.D.  
Osler Medical Center  
7600 Osler Drive  
Towson, Maryland 21204

RE: Item No. 234  
Petitioner - Osler Medical Center  
Condominium  
Variance Petition

Dear Dr. Kleiman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

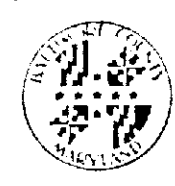
Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:hk

Enclosures  
Belsinger Sign Works, Inc.  
Attention: J. W. Nickels  
1300 Bayard Ave.  
Baltimore, Md. 21230



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. DISTEL, P.E.  
Director

July 2, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #234 (1979-1980)  
Property Owner: Osler Medical Center Condominium  
W/S Osler Dr. 1300' N. St. Stevenson Lane  
Existing Zoning:  
Proposed Zoning: Variance to permit 2 signs totaling 75 sq. ft. in lieu of the required 25 sq. ft.  
Acres: 2.94 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 129 (1972-1973).

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 234 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: R. Covahey

Attachment

N-W Key Sheet  
33 & 34 NE 1 Pos. Sheets  
NE 9 A Topo  
70 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

Deputy  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1980, that the herein Petition for the Variance(s) to permit two signs totaling 75 square feet in lieu of the permitted 25 square feet should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLENWORTH N. DIVER, P. E. CHIEF

February 1, 1973

Mr. S. Eric DiMenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #129 (1972-1973)  
Property Owner: Trustees of Sheppard and Enoch Pratt Hospital  
W/S of Osler Drive, 1300' N. of Stevenson Lane  
Present Zoning: D.R. 15  
Proposed Zoning: Special Exception for a medical office building in a D.R. 15 Zone  
District: 9th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Osler Drive is a recently constructed County street. No further highway improvements are proposed at this time. However, any additional construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or drainage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #129 (1972-1973)  
Property Owner: Trustees of Sheppard and Enoch Pratt Hospital  
Page 2  
February 1, 1973

Storm Drains: (Cont'd)

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

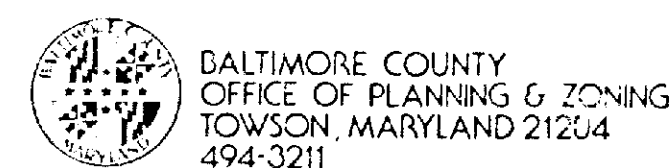
Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,  
*Ellenworth N. Diver*  
ELLENWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:PAM:RMR:as

W-100 Key Sheet  
33 & 34 11 Position Sheets  
NO SA Topo  
70 Tax Map



JOHN D. SEYFFERT  
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, May 27, 1980, are as follows:

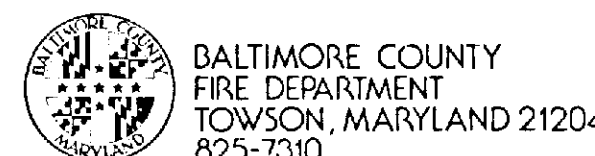
Property Owner: Osler Medical Center Condominium  
Location: W/S Osler Drive 1300' N. Stevenson La.  
Acres: 2.94  
District: 9th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



PAUL H. REINCKE  
CHIEF

August 5, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Osler Medical Center Condominium

Location: W/S Osler Dr. 1300' N Stevenson La.

Item No: 234 Zoning Agenda: Meeting of 5/27/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

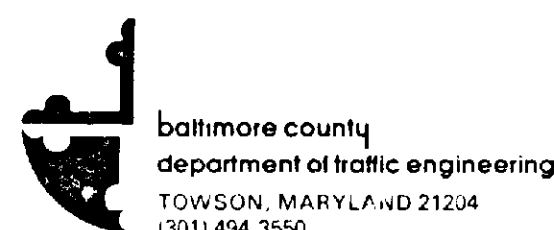
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McCormack*  
Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division



STEPHENE COLLINS  
DIRECTOR

June 12, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

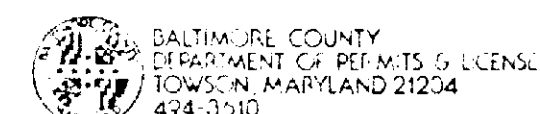
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 232, 234, and 236 of the Zoning Advisory Committee Meeting of May 27, 1980.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/hmd



YED JANSKI JR.  
DIRECTOR

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234 Zoning Advisory Committee Meeting, May 27, 1980

are as follows:

Property Owner: Osler Medical Center Condominium  
Location: W/S Osler Drive 1300' N. Stevenson Lane  
Proposed Zoning: Variance to permit 2 signs totalling 75 sq. ft. in lieu of the required 25 sq. ft.

Acres: 2.94  
District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A Building/ SIGN permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 6.

G. A change of occupancy shall be applied for, along with an alteration permit application, and use is required set a of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland. Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction identification of Table 24.

I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #22 (Plan review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubil, Superintendent

Towson, Maryland - 21204

Date: May 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: May 27, 1980

RE: Item No: 231, 232, 233, 234, 235, 236  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Nick Petrevich*  
Mr. Nick Petrevich, Assistant  
Department of Planning

RNP/tp

PETITION FOR VARIANCE  
9th District

ZONING: Petition for Variance for signs  
LOCATION: West side of Osler Drive, 1300 feet North of Stevenson Lane  
DATE & TIME: Thursday, July 24, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit two signs totaling 75 square feet in lieu of the permitted 25 square feet

The Zoning Regulation to be excepted as follows:

Section 413.1e(3) - Signs

All that parcel of land in the Ninth District of Baltimore County

Bring the property of Osler Medical Center Condominium, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: July 2, 1980  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-23-A

Petition for Variance  
West side of Osler Drive, 1300 feet North of Stevenson Lane  
Petitioner- Osler Medical Center Condominium

Ninth District

HEARING: Thursday, July 24, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:vg

The Greater Towson Council of Community Assoc.

July 18, 1980

Office of Zoning Commissioner  
Baltimore County  
Towson, Maryland 21204

Reference: #81-23-A OSLER MEDICAL CENTER CONDOMINIUM  
Item No. 234 - Thursday, July 24, 1980 Hearing Date

This Council (representing 19 community associations) following guide lines established over the years, requests the petition for variance to permit two signs totaling 75 square feet in lieu of the permitted 25 square feet for the Osler Medical Center Condominium located on the west side of Osler Drive be denied on the basis of our points of interest:

- such sign sizes are NOT IN KEEPING with the aesthetic value of the street scene - the building adjoins historic Auburn House, St. Joseph's Hospital and Towson State University.
- such a variance will establish an undesirable precedent for the general area which is basically residential and professional/academic in nature.
- This building--being professional in design and use - does not require such commercial style signs for identification.

It is our desire that these points be given strong consideration as the position of the numerous residents who continuously see variances allowed which affect the quality of their neighborhood values.

If you have any questions with regards to this matter - please contact me immediately.

Thank you for your positive consideration.

Donald J. Gerdine  
President

JUG/rv

ZONING

THURSDAY, JULY 17, 1980 (continued)

9:45 A.M. West side of Manor Road, 315 feet North of Westfield Road  
12th Election District - 7th Councilmanic District  
Petition for Variance to permit a rear yard setback of 12 feet in lieu of the required 25 feet  
Dana C. Spatafore, et ux - Petitioners

81-23-A  
Item No. 219

10:15 A.M. Northeast side of Putty Hill, 165 feet Northwest of Wilson Avenue  
14th Election District - 6th Councilmanic District  
Petition for Special Hearing to approve an amendment to the site plan of Case No. 2430-S to allow an addition to the second floor of its existing Parkville Dial Center and to decrease the area of the site that was previously approved  
The DAP Telephone Company of Maryland - Petitioners

81-21-SPH  
Item No. 233

10:45 A.M. Northwest side of Old Hanover Road, 350 feet Northeast of Hanover Road  
4th Election District - 3rd Councilmanic District  
Petition for Variance to permit front yard setbacks of 50 feet for the proposed office and 60 feet for the proposed garage, and 12 feet for the required 75 feet and to permit side yard setback of 10 feet in lieu of the required 50 feet for the proposed water tank and Special Hearing to approve an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company-owned vehicles should be allowed to be rebuilt or relocated within 100 feet of any residential zone boundary surrounding this property  
Suburban Propane Gas Corporation - Petitioners

81-22-ASPH  
Item No. 222

THURSDAY, JULY 24, 1980

9:30 A.M. West side of Osler Drive, 1300 feet North of Stevenson Lane  
9th Election District - 4th Councilmanic District  
Petition for Variance to permit two signs totaling 75 square feet in lieu of the permitted 25 square feet  
Osler Medical Center Condominium - Petitioners

81-23-A  
Item No. 234

9:45 A.M. East side of Louth Road, 146 feet South of Meath Road  
12th Election District - 7th Councilmanic District  
Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet  
Ronald P. Myers, et ux - Petitioners

81-24-A  
Item No. 236

-mo

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 12, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comment on Item #234, Zoning Advisory Committee Meeting of May 27, 1980, are as follows:

Property Owner: Osler Medical Center Condominium  
Location: W/S Osler Dr. 1300' N Stevenson La.  
Existing Zoning: Variance to permit 2 signs totalling 75 sq.ft. in lieu of the requiring 25 sq.ft.  
Proposed Zoning: 2.94  
Acres: 2.94  
District:

The proposed signs should not present any health hazards.

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

DESCRIPTION OF SIGN VARIANCE - OSLER MEDICAL CENTER, 7600 OSLER DRIVE

Beginning for the same at a point on the westernmost side of Osler Drive, 70 feet wide, at the distance of 1300 feet, more or less northerly of Stevenson Lane and running thence North 40° 38' 02" West 309.81 feet, North 52° 55' 00" West 353.38 feet, North 41° 01' 21" East 411.93 feet, South 78° 41' 24" East 96.30 feet to intersect the west side of Osler Drive, 70 feet wide, thence binding on the west side of said road South 6° 43' 50" West 53.6 feet and southeasterly by a curve to the left with a radius of 1180.92 feet for a distance of 707.71 feet said curve subtended by a chord bearing South 10° 26' 16" East 697.17 feet to the place of beginning.

Containing 2.94 acres of land more or less.

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

July 14, 1980

Osler Medical Center  
c/o Dr. Bernard S. Kleiman  
7600 Osler Drive  
Towson, Maryland 21204

RE: Petition for Variance  
W/S Osler Dr., 1300' N of Stevenson Lane - Case No. 81-23-A

Dear Dr. Kleiman:

This is to advise you that \$51.13 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
William E. Hammond  
Zoning Commissioner

WEB:aj

June 25, 1980

Dr. Bernard S. Kleiman  
Osler Medical Center  
7600 Osler Drive  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - W/S Osler Dr., 1300' N of Stevenson Lane  
Case No. 81-23-A

TIME: 9:30 A.M.

DATE: Thursday, July 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

cc: Mr. Nikels  
c/o Belanger Sign Works  
1300 Bayard Street  
Baltimore, Maryland 21230



July 28, 1980

Dr. Bernard S. Kleiman  
Osler Medical Center  
7600 Osler Drive  
Towson, Maryland 21204

RE: Petition for Variance  
W/S of Osler Drive, 1300' N of  
Stevenson Lane - 9th Election District  
Osler Medical Center - Petitioner  
NO. 81-23-A (Item No. 234)

Dear Dr. Kleiman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*John M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Nikels  
Belsinger Sign Works  
1300 Bayard Street  
Baltimore, Maryland 21230

John W. Hession, III, Esquire  
People's Counsel

Ms. Kay Turner  
618 West Chesapeake Avenue  
Towson, Maryland 21204

MULLAN ENTERPRISES, INC.  
AGENT FOR OSLER MEDICAL CENTER  
15 CHARLES PLAZA, SUITE 400  
BALTIMORE, MARYLAND 21201  
311-727-4300

July 1, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 81-23-A (Item 234)  
Building Permit Application  
No. 24188  
9th Election District

Dear Mr. Hammond:

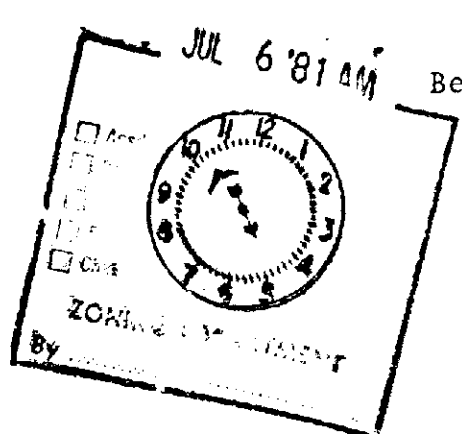
We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of the Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*Bernard S. Kleiman, M.D.*  
Bernard S. Kleiman, M. D.

BSK:fkf



494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

March 18, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-23-A

OSLER MEDICAL CENTER

W/S of Osler Drive, 1300' N of  
Stevenson Lane

9th District

Variance-to permit 2 signs totaling 75 sq. ft.  
instead of permitted 25 sq. ft.

7/28/80 - D.Z.C. (J. Jung) GRANTED  
variance

ASSIGNED FOR:

TUESDAY, JUNE 23, 1981, at 10 am

cc: Dr. Bernard S. Kleiman

Petitioner

Mr. Nikels

Ms. Kay Turner

J. W. Hession, Esq.

People's Counsel

J. E. Dyer

Zoning Office

W. Hammond

" "

J. Jung

" "

J. Hoswell

N. Gerber

June Holmen, Secy.

3/18/81 - Following were notified of hearing set for TUES., JUNE 23, 1981, at 10 a.m.:

Dr. Bernard Kleiman  
Mr. Nikels  
Ms. Kay Turner  
J. W. Hession  
J. E. Dyer  
Wm. Hammond  
J. Jung

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: August 26, 1980	ACCOUNT: 01-662	AMOUNT: \$40.00	RECEIVED FROM: John H. Hession, III, Esquire FOR: Filing Fee for Appeal of Case No. 81-23-A	VALIDATION OR SIGNATURE OF CASHIER
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: July 28, 1980	ACCOUNT: 01-662	AMOUNT: \$51.13	RECEIVED FROM: Belsinger Sign Works FOR: Adv. & Posting Fee Case No. 81-23-A	VALIDATION OR SIGNATURE OF CASHIER

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
June 24, 1981

John W. Hession, III, Esq.  
People's Counsel for Baltimore County  
Court House  
Towson, Md. 21204

Dear Mr. Hession:

Re: Case No. 81-23-A  
Osler Medical Center

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*June Holmen*  
June Holmen, Secretary

Encl.

cc: Dr. Bernard S. Kleiman  
Mr. Nikels  
Ms. Kay Turner  
J. E. Dyer  
W. Hammond  
J. Hoswell  
N. Gerber

Osler Medical Center Condominium  
7600 Osler Drive  
Towson, Maryland 21204

cc: Belsinger Sign Works, Inc.  
Attention: J. W. Nikels  
1300 Bayard Ave.  
Baltimore, Md. 21230

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of May, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Osler Medical Center Condominium

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.E.H.</i>	Revised Plans: _____									
Previous case: 73-181-4	Change in outline or description: Yes _____ No _____									
	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 15 day of May, 1980.

Filing Fee \$ 25 Received: *12* Check \_\_\_\_\_

Cash \_\_\_\_\_

Other \_\_\_\_\_

Petitioner: Osler Medical Center

Submitted by: *Mr. Nikels (Belsinger)*

Petitioner's Attorney

Reviewed by: *W.E.H.*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE  
9th DISTRICT

ZONING: Petition for Variance for sign.  
LOCATION: West side of Osler Drive 1200 feet North of Stevenson Lane.  
DATE: PUBLIC HEARING: Thursday, July 24, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit two signs totaling 75 square feet in the permitted 25 square feet.

The Zoning Regulation to be amended as follows:

Section 131-131-1 Signs

All that parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the westernmost side of Osler Drive, 70 feet wide, at the distance of 1300 feet, more or less, northwesterly of Stevenson Lane and running thence North 0° 30' 00" West 200.00 feet, North 10° 00' 00" West 200.00 feet, North 41° 01' 21" East 41.98 feet, South 70° 41' 30" East 98.98 feet to intersect the west side of Osler Drive, 70 feet wide, thence binding on the west side of said road South 0° 42' 00" West 48.6 feet and southeasterly by a curve to the left with a radius of 1100.00 feet for a distance of 707.13 feet and curve subtended by a chord bearing South 10° 30' 00" East 87.13 feet to the place of beginning.

Containing 2.84 acres of land more or less.

Being the property of Osler Medical Center Condominium, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, July 24, 1980 at 9:30 A.M.  
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
July 21.

Duplicate  
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1980

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 10th day of July, 1980, the 1st publication appearing on the 10th day of July, 1980.

THE JEFFERSONIAN,  
*L. Frank Smith*  
Manager.

Cost of Advertisement, \$ 15

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No 089608

DATE: June 25, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Belsinger Sign Works, Inc.

FOR: Filing Fee for Case No. 81-23-A

VALIDATION OR SIGNATURE OF CASHIER

81-23-A  
(Item No. 234)

9th District

W/S of Osler Dr., 1300'  
N of Stevenson Lane  
Osler Medical Center

1 SIGN

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9 Date of Posting 7/8/90  
Posted for: Petition for Variance  
Petitioner: Osler Medical Center Condominium  
Location of property: W 15 Osler Dr., 1300 N. of  
Hammond Lane  
Location of Signs: front of property facing Osler  
Dr.  
Remarks: \_\_\_\_\_  
Posted by: Gwen Coleman Date of return: 7/11/90  
Number of Signs: 1

**PETITION FOR VARIANCE**

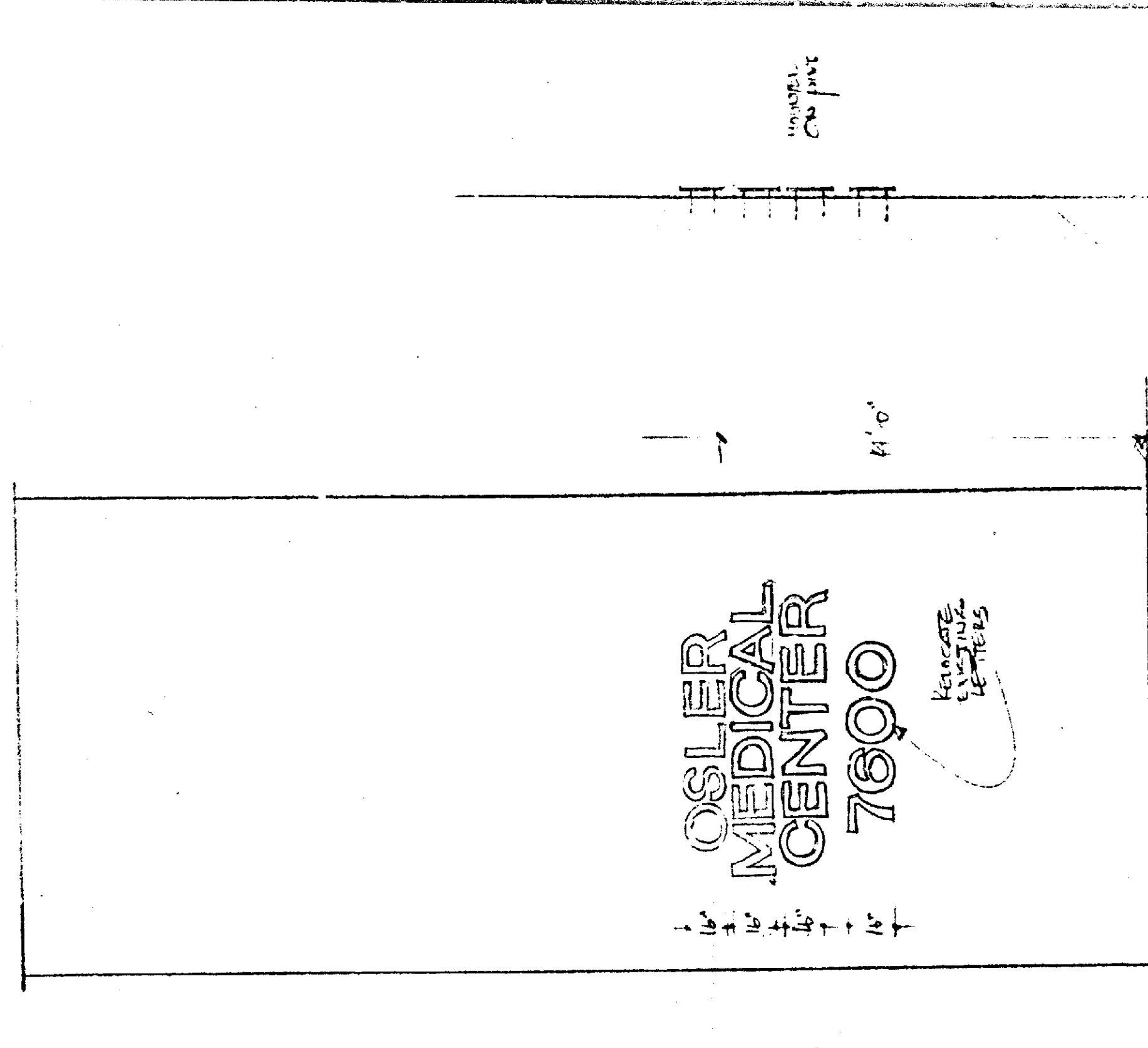
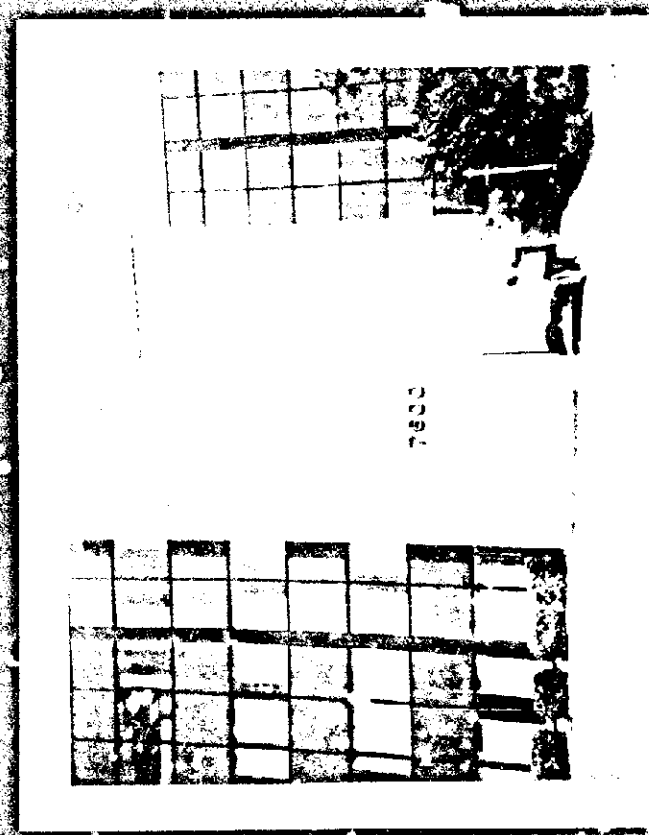
8th District  
Zoning: Petition for Variance for signs.  
Location: West side of Osler Drive, 1300 feet north of 8th Avenue.  
Date & Time: Thursday, July 24, 1990 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variance to permit two signs totaling 75 square feet in lieu of the permitted 25 square feet.  
The Zoning Regulation to be excepted as follows:  
Section 415.1(a)(3) Signs.  
All that parcel of land in the Ninth District of Baltimore County  
Beginning for the same at a point on the westernmost side of Osler Drive, 70 feet wide, at the distance of 1200 feet, more or less northerly of Stevenson Lane and running thence North 40° 58' 02" West 309.81 feet, North 62° 05' 00" West 363.38 feet, North 41° 01' 21" East 411.93 feet, South 78° 41' 24" East 90.30 feet to intersect the west side of Osler Drive, 70 feet wide, thence blinding on the west side of said road South 9° 43' 50" West 53.6 feet and southeasterly by a curve to the left with a radius of 1180.92 feet for a distance of 707.71 feet said curve subtended by a chord bearing South 10° 20' 18" East 697.17 feet to the place of beginning.  
Containing 2.94 acres of land more or less.  
Being the property of Osler Medical Center Condominium, as shown on plat plan filed with the Zoning Department.  
Hearing Date: THURSDAY, JULY 24, 1990 AT 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner for Baltimore County

**The Essex Times**

Essex, Md., July 10 1990

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 10th day of July, 1990  
Sh. S. W. L. Co. Publisher.



16" NOMINAL INVERTED CHANNEL LETTERS  
NON-ILLUMINATED, 1/4" THICK  
REINFORCED FRAMES 6" METAL STUDS  
COLOR - BLACK

- ELEV. DWG. -

Personal Sign WKS INC.  
Since 1/4" x 16' 0"

